

**CITY OF NEW ROCHELLE
DEPARTMENT OF DEVELOPMENT
PLANNING BOARD AGENDA**

TECHNICAL MEETING

Friday, May 18, 2018
8:30 AM; Corporation Counsel Office
515 North Avenue; City Hall
No Public Comment Allowed

PUBLIC MEETING / HEARING

Tuesday May 22, 2018
7:30 PM, Room B-1
90 Beaufort Place
Public Comment Allowed

ITEM # 1 — APPROVAL OF MINUTES

- 1.1 None.

ITEM # 2 — SPECIAL PERMIT/SITE PLAN APPROVAL (PUBLIC HEARING)

- 2.1 Application PB 3-18 by **Sarah Cardone** for site plan approval to legalize one additional dwelling unit in each building, merge two non-conforming lots, and create three additional outdoor parking spaces at **188 and 192 Drake Avenue** (Block 478, Lots 5 & 9) in an RMF-0.5 Multi-Family Residential Zoned District.
- 2.2 Application PB 10-18 by **Melecio Ochoa** for site plan approval to modify the existing parking layout at **77 Second Street** (Block 1272, Lot 13) in an RMF-0.4 Multi-Family Residential Zoned District.
- 2.3 Application PB 8-18 by **Bennouna Residence** for site plan approval to construct a new three story, two family dwelling on a vacant lot at **201 Elm Street** (Block 507, Lot 9) in an R2-7.0 Two-Family Residential Zoned District.

ADJOURNED TO JUNE MEETING

- 2.4 Application PB 9-18 by **T Mobile Northeast LCC** for special permit and site plan approval to construct a wireless telecommunications facility on the rooftop of an existing building at **569 Webster Avenue** (Block 1449, Lot 17) in an R1-10A Single Family Residential Zoned District.

ADJOURNED TO JUNE MEETING

- 2.5 Application PB 13-18 by **Matthew Pirinea** to remove and replace a tree on the front yard of an existing dwelling at **115 Kensington Oval** (Block 115, Lot 9) in an R1-10 Single Family Residential and WV Waterview Overlay Zoned District.
- 2.6 Application PB 40-17 by **Iona College** for site plan approval to construct a 32,480 square foot addition to the Iona College Business School/Hagan Hall, and a 3,700 square foot addition to Spellman Hall at **715 North Avenue** (Block 1005, Lot 1) in a R2-7.0 Two-Family Residential Zoned District and a R1-15 Single Family Residential Zoned District.

ITEM # 3 — SUBDIVISION APPROVAL (PUBLIC HEARING)

- 3.1 None.

ITEM # 4 — CITY COUNCIL AND BAZ REFERRALS / DISCUSSION ITEMS / OTHER BUSINESS (NOT FOR PUBLIC COMMENT)

- 4.1 Board of Appeals on Zoning referral regarding Case #25-2018, an application by **69 Park Ridge, LLC C/O Andrew Francella**, for permission to convert an existing 1-family dwelling to a 2-family dwelling at **69 Park Ridge Avenue** (Block 548, Lot 6) in an R2-7.0 Two Family Residential Zoned District.
- 4.2 City Council referral regarding a zoning code amendment to allow for flexibility regarding buildings with arcade frontage and rooftop art installations in the Downtown Overlay Zone (DOZ).
- 4.3 City Council referral regarding expansion of the RMF SC-4.0 Zone and to permit neighborhood business as a special permit use.
- 4.4 City Council referral regarding amendments to zoning regulations on outdoor pools to clarify parameters for low density versus multi-family developments.
- 4.5 City Council referral regarding proposed legislation changing the authorizing agency of private art betterments from the Planning Board to the Municipal Arts Commission.
- 4.6 City Council referral regarding its intent to continue Lead Agency Status for a proposed DOZ Waterfront Zone / DO-7.
- 4.7 City Council referral regarding its intent to declare Lead Agency Status for a Restore NY Communities Grant Initiative.
- 4.8 City Council referral regarding an amendment to the Water View Overlay Zone by incorporating parameters pertaining to possible changes to roof lines, accessory roof structures and/or equipment added on to the roof of a structure in the mapped zone.
- 4.9 Extension request for PB 18-15 by **Plain Avenue Storage, LLC, d/b/a Banner Storage Group, LLC, Owner**, to renovate an existing building, adding a municipal use, and a private self-storage use at **22 Plain Avenue, 479 Fifth Avenue** (Block 898, Lots 7 & 110) in an Light Industrial – Fifth Avenue Overlay Zone.

Updated: 5/22/18

Sarah Dodds-Brown, Esq.
Board Chair

Max E. Schwartz
Planning Board Clerk